

## **PLANNING APPLICATION PUBLIC COMMENT**

Application number: PP/18/05313  
Site Address: Heythrop College, 23-24 Kensington Square, LONDON, W8 5HH  
Proposal: Reinstatement of three townhouses (Class C3), (part of 23 and 24 Kensington Square); refurbishment of college building (part of 23 Kensington Square) and use as an extra care facility (Class C2). Demolition of all other buildings on site. Erection of deck over adjacent London Underground line and construction of 5 buildings (ranging between 1 and 8 storeys in height) for use as an extra care facility including units, communal facilities and services areas, community hall and on-site affordable housing and associated access parking, servicing and landscaping. (MAJOR DEVELOPMENT)

**Comment received:** I STRONGLY object to this planning application for several reasons

1. The Traffic Management Plan is totally unacceptable. A quiet residential area would be subjected to a large number of heavy polluting vehicles every day --also driving past 3 schools (2 owned by Thomas's and Richmond College). St Alban's Grove is far too narrow for this--even 2 small cars have trouble passing each other. The lorries will not be able to turn right from Victoria Road into St. Alban's Grove without suspending all the parking! Why can't any development have a traffic plan going down Young St or Derry St??? This would minimise disturbance to residents. Since I see that the ground floors of the front of the townhouses proposed to be refurbished on Kensington Square are to be demolished since nothing is original, the trucks can drive through an archway created through the townhouses and the pavement in front suspended during construction. Kensington Square is very wide and one way, so this makes the most sense.
2. The site currently has social and community benefit. Policy CK1 seeks to preserve low-value Social and Community uses. This proposal does not have social and community benefits--it is a luxury development pretending to be a care home --and not a proper care home. All the wealthy elderly residents in RBK&C that I know would prefer to grow old in their own homes and they would rather hire a private nurse if necessary than move into a luxury development!! Old people do not like to move and would rather pay for 24 hour care at home than be ripped off by developers!
3. This is also a massive over development as I believe the proposal is for a building mass of 3 times the existing buildings. This is also unacceptable. Any acceptable application must be scaled way back.
4. The developers are taking advantage of Social & Community uses being exempt from providing affordable housing--this is unacceptable as this is not even a proper nursing home. We

desperately need more affordable housing and any developer getting any permission on this site should be forced to provide affordable housing--at least for key RBKC workers!

5. Further to my comment about the traffic route being unacceptable to all the residents in the immediate area of Victoria Road, St Alban's Grove and South End, the applicant failed to omit several MAJOR developments in the immediate area that would greatly affect the traffic situation coming down Victoria Road with their huge lorries: 48 Victoria Road has just started the demolition phase and will be a major building site for at least 2 years, 24 & 25 Eldon Road are to be demolished and rebuilt, another 2-3 year project, 26 Eldon Road has been demolished and a basement dug out but the rebuilding phase will commence soon. Number 16 Eldon Road has just sold and it is totally unmodernised--the new owner will most likely need at least 2-3 years of construction. All these projects will require traffic to come down Victoria Road. This is bad enough. We do not need all the construction traffic for these proposed luxury flats to also wreck our peace and quiet for 5 years!!

Date of Comment:  
Comment type:

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Objection